District Planning

Conversation Starter #2

What are the District General Policy and District Plans?

Edmonton

How to Use the Conversation Starters

The **Conversation Starters** are mini information packages that introduce Edmontonians to District Planning and explore key topics. There are six Conversation Starters. Each is dedicated to a different aspect of the project. We encourage Edmontonians to explore all topics to learn more about District Planning and help prepare them for upcoming public engagement.

Conversation Starter Topics

+ What is the District Planning Project?
+ What are the District General Policy and the District Plans?
+ How are the District General Policy and the District Plans being Drafted?
+ How will Edmontonians Provide Input?
+ How are the District General Policy and District Plans Intended to be Used?
+ How will the District General Policy and District Plans be Monitored and Updated?

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Introduction

The District Planning project will help guide how new development should happen in communities - for example, where apartment buildings should go. It will help Council make decisions about what kind of buildings get built and where. We want people to have choices about where they live and the types of buildings available to them.

The District Planning project is preparing two main components to help Edmonton reach 1.25 million people:

1. District General Policy - general policies that apply in all districts
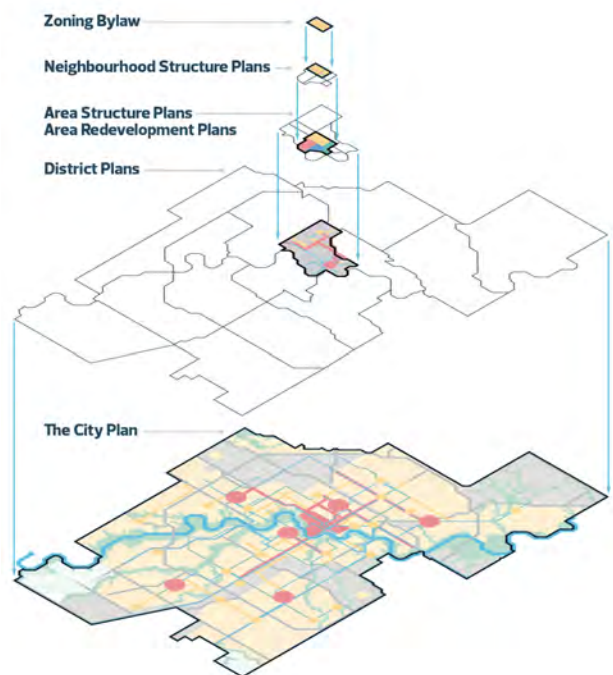2. Fifteen (15) District Plans - the specific ideas for each of the 15 districts

In this Conversation Starter, we are going to:

+ Describe the District General Policy and district plans
+ Explain what information is included in district plans and how it is organised
+ Discuss how district plans will benefit Edmonton
+ Explain how district plans will evolve over time

District Planning Project

The District Planning project is about guiding growth and redevelopment for the 15 districts identified in The City Plan to welcome and welcome the next 250,000 people. These two new planning documents will help us make decisions about how land is used, how people will be able to move around more easily and make sure growth happens in the best places. District plans are similar to our neighbourhood or area level plans but they are at a larger geographic scale.

We need to gather information from each district's neighbourhood or area level plans into one document before we can begin working on how we will achieve The City Plan's vision. All of this information will be stored in the district plans. We are starting with this step so we know what planning direction we have to work with and what work still needs to happen.

Zoning Bylaw
Neighbourhood Structure Plans
Area Structure Plans
Area Redevelopment Plans
District Plans

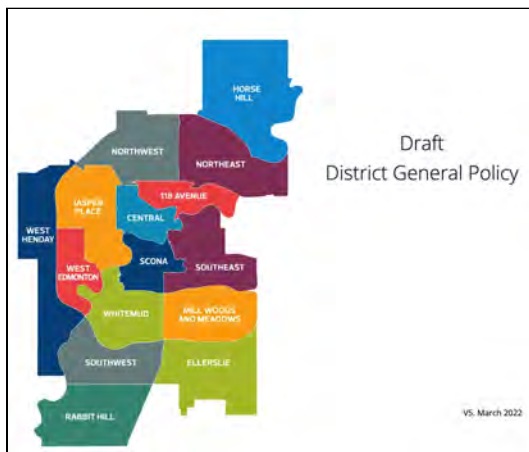The City Plan

What Will District Plans Do?

District Plans and the District General Policy will be used to guide change so Edmonton achieves The City Plan vision. Together, they say what planning and design, mobility and growth management outcomes the City expects from projects and what decisions need to be made on:

+ Where we build, what we build, and how we move and grow
+ Where and what type of future planning work is needed (e.g., studies, strategies or policy support)
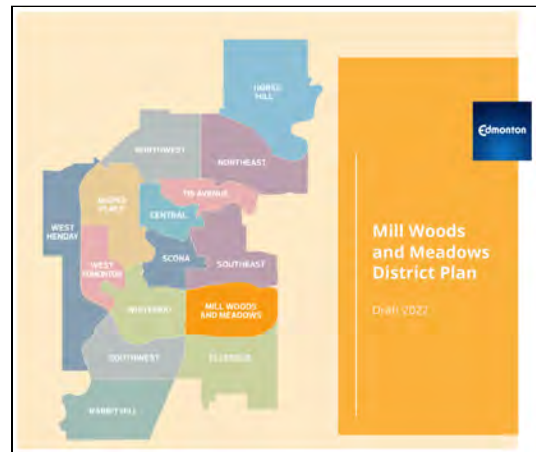+ Where the City needs to spend money so growth happens

See **Conversation Starter #1: What is the District Planning Project?** To learn more about Edmonton's District Planning project and its benefit to the community.

Connection Between the District Plans and District General Policy

You must use the District General Policy and district plans together. The District General Policy guides change across the city by setting out policy objectives for planning projects. District plans point to where policies apply and how these policies connect to one another through maps and district-specific policy.

District General Policy applies to all districts.

District plans contain district-specific context information, policies and maps.

You can find more information on the relationship between the District General Policy and the district plans in the Introduction (Section 1) of each document. You will also find information on how the District General Policy and district plans:

+ Are intended to be used together
+ Relate to The City Plan, other plans and the Zoning Bylaw
+ Will be monitored and amended over time

Why Separate into Two Documents?

While the District General Policy sets the foundation, the district plans tells us what is currently in the district and how it will change. Each district will grow in its own way as to where and what we build, and how we move.

Separating the District General Policy from the district plans allow us to adapt and adjust to changing policy practices or developments. Storing these policies in one document instead of copying them 15 times in each district plan helps the City keep track and efficiently manage any changes. We can respond to change in different parts of the city more easily when an amendment required in one district plan does not require us to amend all district plans.

> See **Conversation Starter #5: How District Plans Intend to be Used?** To learn more about how the District General Policy and district plans work together.

District General Policy

We have a District General Policy so we make the same decisions in similar parts of the city but in a phased approach to change, the way The City Plan envisions. This means you can reference the District General Policy to know what The City Plan expects from development and new infrastructure projects as we reach 1.25 million people.

The District General Policy will help us achieve the outcomes in The City Plan at the district-level. As a result, the District General Policy only contains content reflected in The City Plan.

District General Policy Layout

You can find policy statements, illustrations and a glossary in the District General Policy to help you understand the district plan concepts and know what change to expect.

Policy Guidance

There are chapters for each of The City Plan's systems: Planning and Design, Mobility and Managing Growth. Each chapter has policies on The City Plan's networks (e.g., Nodes and Corridors) and the specific district plan map content. The District General Policy sections and policies build off each other to cover a lot of different city-building topics to guide decisions in all districts.

Glossary

The glossary explains policy or map terms and it connects each term to its relevant District General Policy section. Each map term in the glossary also names which district plan map to look at and what symbol to look for.

Mobility Hub ✳
A place for trip origins, destinations and transfer points to allow people to seamlessly move from one travel option to another as needed. Mobility hubs are typically located in nodes and centred at the intersection of mass transit routes to create connections within Edmonton and the region.
See District General Policy: Section 3.2
See District Maps: Figure 6.1, Figure 6.5 and Figure 6.9

Illustrations

Illustrations will be added to the District General Policy after engagement in 2022. These illustrations will help explain and offer visual examples of technical policies.

District General Policy

District plans share the District General Policy but reflect their unique geography, history, constraints, opportunities and policy directions. All policy and map information in a district plan reflects The City Plan vision. Each district plan is organised by the following Sections:

1. Introduction to District Plans
2. District Context
3. City Plan Direction
4. District Specific Policy Guidance
5. Growth Activation
6. District Maps

District Plan Layout

In a district plan, you can learn what is there now in the district, what to expect as Edmonton reaches 1.25 million and any unique policy direction that will impact its physical change.

District Context

Section 2 of each district plan describes where the district is (Physical Context), how the district came to be (Historical Context) and what is there now (Development Context) when a district plan is approved. All of this information will stay the same until the district plans are renewed at 1.25 million people.

Physical Context (Section 2.1) lists the district's boundaries, neighbourhoods, natural features, nearby districts or municipalities and where the district is located within the city.

Historical Context (Section 2.2) gives a historical narrative of the district's land use and cultural significance, its early development form or its ecological characteristics today. Other topics include changes to city boundaries and any economic or social influences that have caused development changes over time.

Development Context (Section 2.3) describes the district's general land uses, unique development features or influences, major transportation routes and unique ecological features. This section also provides a general overview of the active plans that continue to guide the physical change of the district.

District Maps

Each district includes a series of ten (10) maps to share geographic information. There are three main types of maps: context maps, aspirational maps and maps that guide physical change.

Context Maps

Identifies where the district is, its starting conditions and features. They are a snapshot of existing conditions at the time of plan adoption.

Figure 6.1: Citywide Context

Shows where the Node and Corridor Network of each district and where it is located in the city.

Figure 6.2: District Context - Assets

Shows the opportunities upon which the district plan can build on as we work towards creating a 15-minute city.

Figure 6.3: District Context - Development Considerations

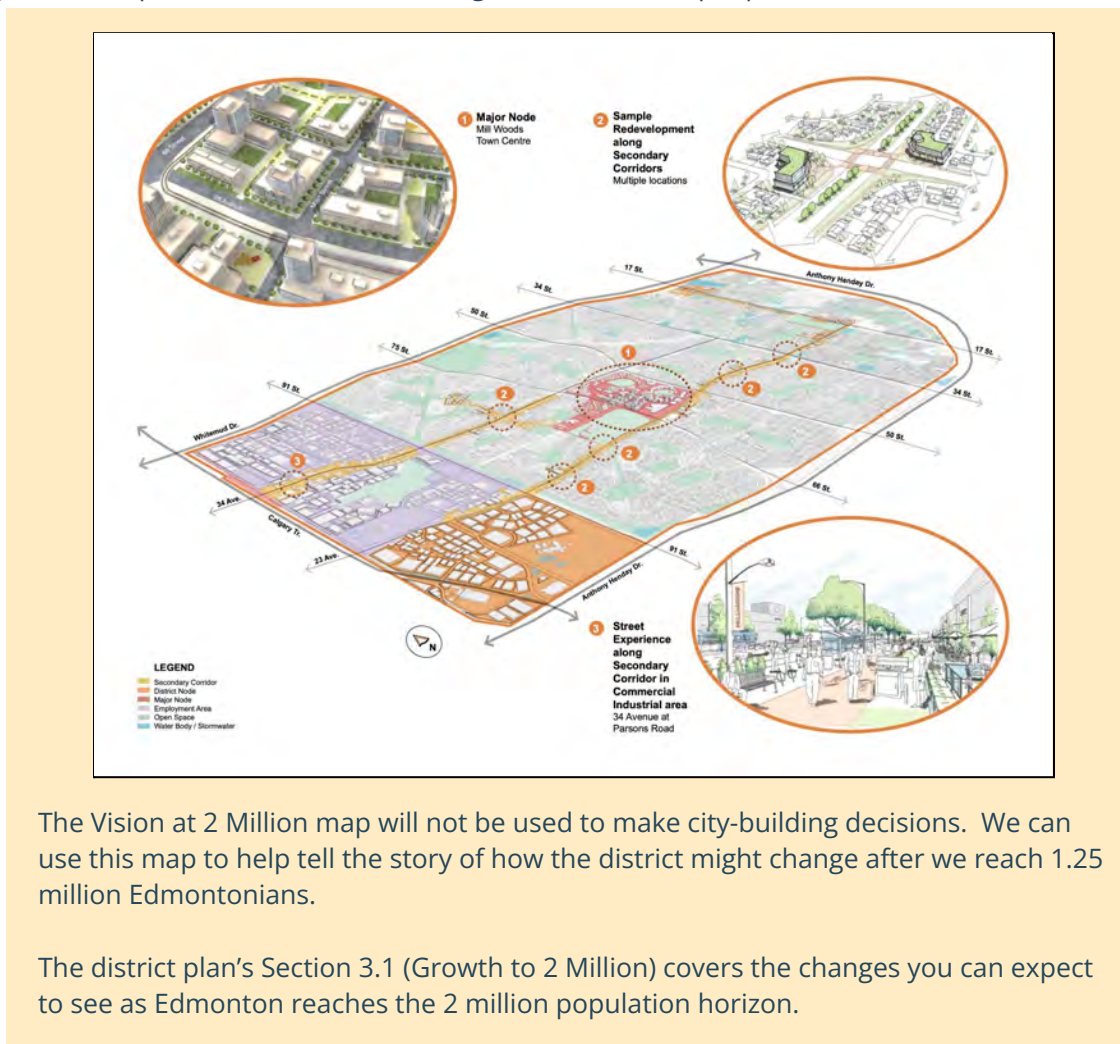Shows the constraints upon which the district plan can respond to as we work towards creating a 15-minute city.

Aspirational Map

Figure 6.4: Vision at 2 Million

The Vision at 2 Million map gives you an example of how your district will look when Edmonton reaches two million people. This change will happen over a number of decades.

The map includes a 3D model of the district to show the areas of change based on The City Plan's Systems and growth targets. The bubbles show example illustrations of how The City Plan vision might look in specific areas as Edmonton grows to 2 million people.

The Vision at 2 Million map will not be used to make city-building decisions. We can use this map to help tell the story of how the district might change after we reach 1.25 million Edmontonians.

The district plan's Section 3.1 (Growth to 2 Million) covers the changes you can expect to see as Edmonton reaches the 2 million population horizon.
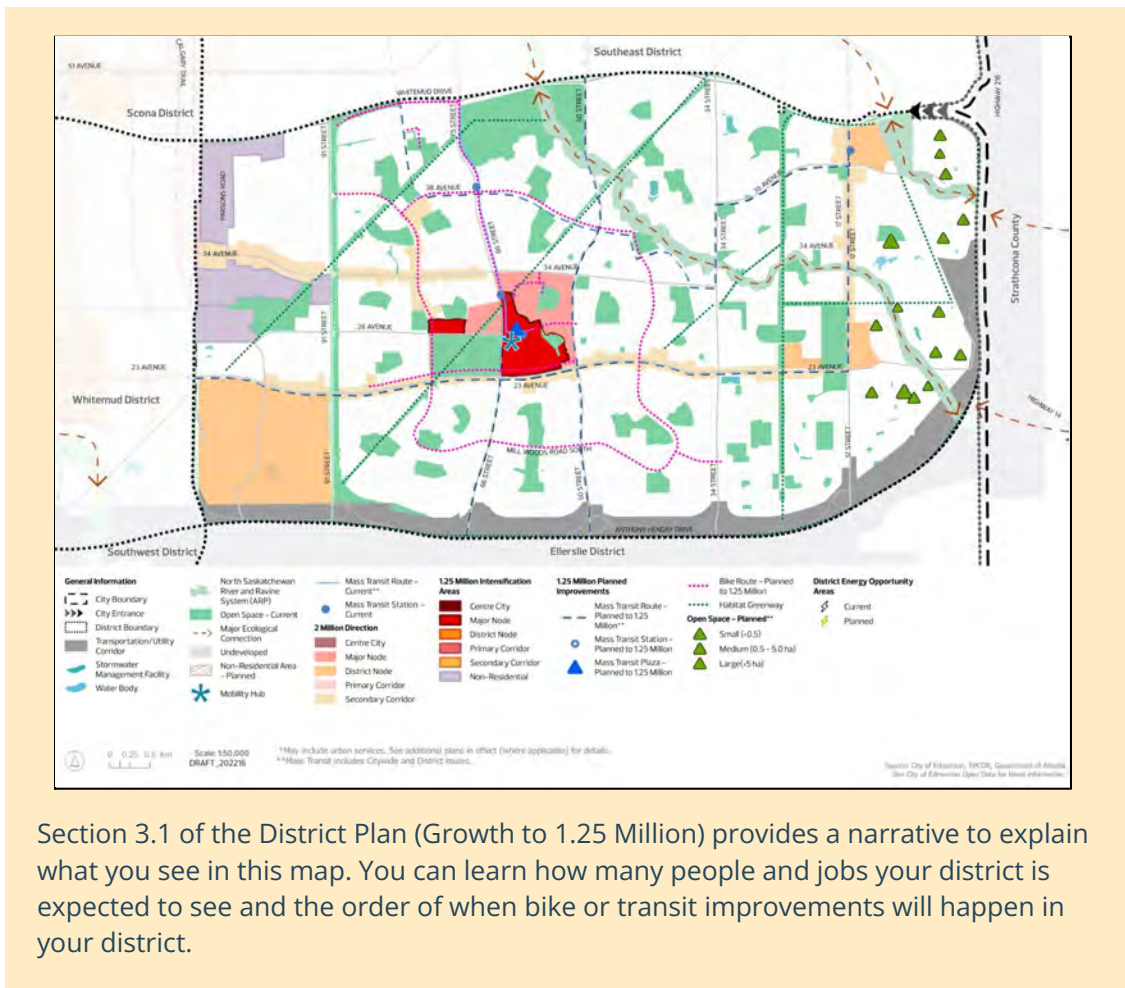
Maps that Guide Physical Change

These maps provide information on how your district will change as Edmonton reaches 1.25 million people.

Figure 6.5: Direction to 1.25 Million

The Direction to 1.25 Million map shows the priority areas and major changes to be expected for this district between now and when Edmonton reaches 1.25 million people. All the City Plan Systems are brought together to show connections and inter-relationships.
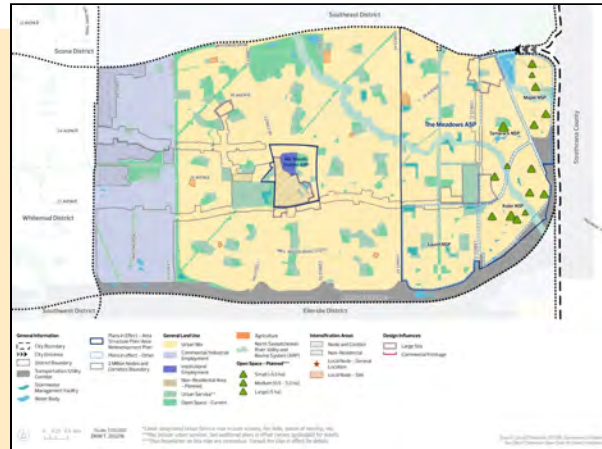

Section 3.1 of the District Plan (Growth to 1.25 Million) provides a narrative to explain what you see in this map. You can learn how many people and jobs your district is expected to see and the order of when bike or transit improvements will happen in your district.

There are additional maps in each district plan that tell us how the district needs to change as we welcome another 250,000 Edmontonians. These maps provide more detail on specific topics:

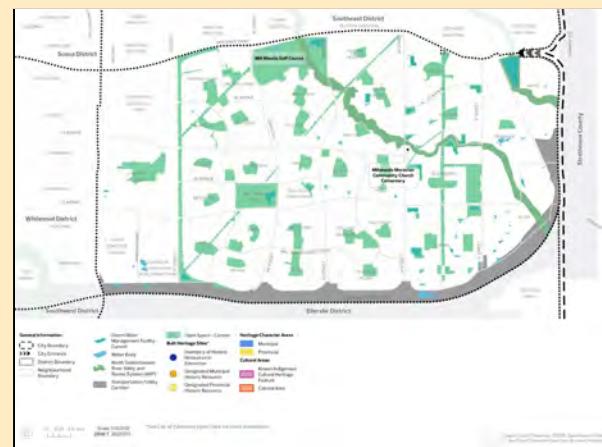### Figure 6.6: Land Use Concept

Shows what use, density and design influences are expected from development.
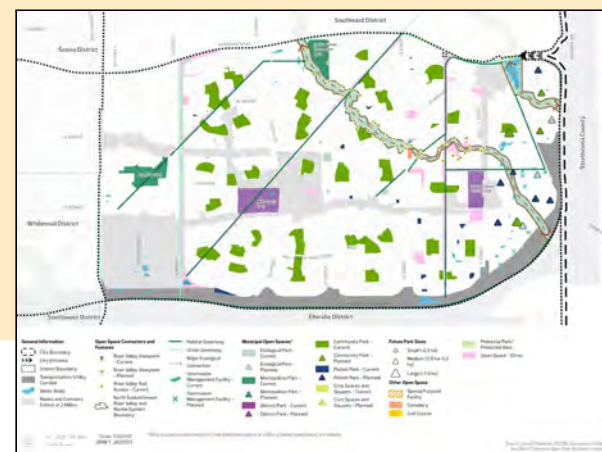

Figure 6.7: Heritage and Culture

Shows City-recognised built heritage sites and cultural areas.
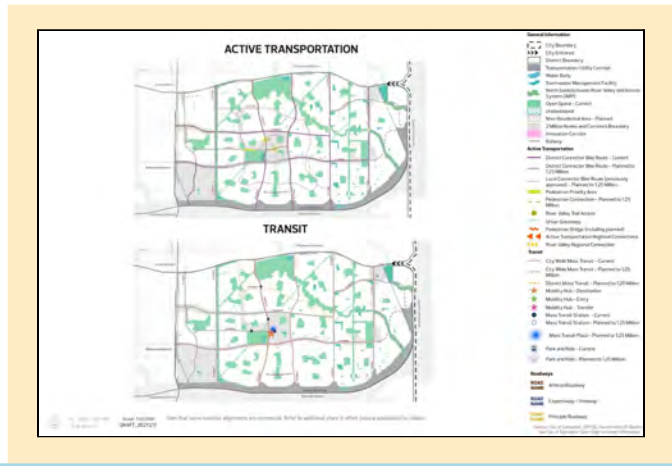

Figure 6.8: Open Space and Natural Areas

Shows current and future open spaces with Blue and Green Network connections.

Figure 6.9: Mobility

Shows current and future connections on how we will move across the district.

Figure 6.10: Growth Activation

Shows areas where we can expect our first additional 250,000 people to live and where the city will invest to welcome this growth.

The Growth Activation part (Section 5) of the district plan identifies any Priority Node and Corridors found in Figure 6.10: Growth Activation and explains the City of Edmonton's role in how your district grows.
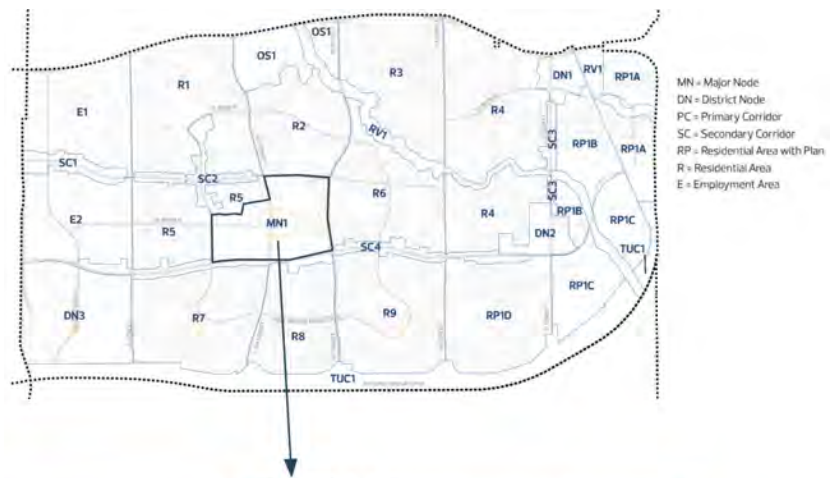
What is a Priority Node and Corridor?
Priority Nodes and Corridors are locations where more intense population growth is anticipated as the City grows to a population of 1.25 million. They are locations that the City will invest in (i.e. infrastructure, incentives and/or programs) to support growth, as directed by the Growth Management Framework.

District Specific Policy Guidance

Section 4 of the District Plan (District Specific Policy Guidance) lists any extra policies to consider for specific areas of the district. These policies are unique to a district plan.

The District Subarea Figure (Figure 4.1 of a district plan) is a map that breaks the district into different parts called subareas. Subareas are based on whether it is a node or corridor, a large open space, residential or employment area. Each subarea has a letter-number code.

These subarea codes match those codes listed under the Table 4.1 - District Specific Policy table.

Any subarea with extra policies under the column 'Exceptional or Additional Policy' can be found in Table 4.1 of a district plan. You only need to consider these extra policies in the subarea they are connected to.

MN = Major Node
DN = District Node
PC = Primary Corridor
SC = Secondary Corridor
RP = Residential Area with Plan
R = Residential Area
E = Employment Area

Table 4.1 - District Specific Policy

Subarea	Area Description	Exceptional or Additional Policy	Reference in the DGP
MN1	Mill Woods Major Node (includes Mill Woods Station ARP)	MN-1 For further planning direction refer to the Mill Woods Station Area Redevelopment Plan.	1.2 Authority and relationship to other plans
R4	Meadows (Larkspur, Silver Berry, Wild Rose neighbourhoods)	R4-1 Wild Rose park is designated to accommodate a public elementary school. See Figure 4.2	2.2.1 General policies
		R4-2 The Meadows District Park is designated as a District Park/High School Campus and can accommodate both public and separate senior high schools. See Figure 4.3	2.2.1 General policies
		R4-3 Silver Berry Park is designated to accommodate a public elementary school, a separate elementary/junior high school and a community league facility. See Figure 4.3	2.2.1 General policies
RP1A	Maple NSP (portion of The Meadows ASP)	RP1A-1 For further planning direction refer to the Maple Neighbourhood Structure Plan.	1.2 Authority and relationship to other plans
RP1B	Tamarack NSP (portion of The Meadows ASP)	RP1B-1 For further planning direction refer to the Tamarack Neighbourhood Structure Plan.	1.2 Authority and relationship to other plans
RP1C	Aster NSP (portion of The Meadows ASP)	RP1C-1 For further planning direction refer to theAster Neighbourhood Structure Plan.	1.2 Authority and relationship to other plans
RP1D	Laurel NSP (portion of The Meadows ASP)	RP1D-1 For further planning direction refer to the Laurel Neighbourhood Structure Plan.	1.2 Authority and relationship to other plans
RV1	North Saskatchewan River Valley and Ravine System - portion	RV1-1 Refer to the North Saskatchewan River Valley ARP and Ribbon of Green Strategic Plan for additional planning direction and strategic context.	1.2 Authority and relationship to other plans
All other subareas		Where no exceptions are noted, then District Plan General Policy and District Plan Figures 6.1-6.9 shall guide planning decisions.	

In Table 4.1, you can also find information about:
+ Subareas that have another area plan to consider
+ Extra policy documents to consider like Land Use Studies
+ Policies that may overrule the District General Policies
+ Extra figures/maps to look at to help explain the extra policies
+ Reminders to also look at specific District General Policy Sections

Remember to always look at the District General Policy to get the full picture on what is expected.

Keeping District Plans Current

District plans will continue to change as future planning work happens across Edmonton. The district plans today set the foundation for that future planning work and engagement to build on by using what's working from existing planning directions and repackaging it all in one place.

Establishing a Base Structure

This first rollout of district plans is about using what we have and putting it into a new layout. In doing this work we can make Edmonton's planning system simpler which will make it easier for you to share your voice. We will also save time and money as we will have 16 documents that keep all of the information we need to achieve The City Plan vision.

Evolution of District Plans

Once we have district plans that show us what decisions we still need to make, then we can build off what we have through district or topic-specific engagement. District Planning is an ongoing process and does not stop with this first edition of Edmonton's district plans.

We may look at what The City Plan's Systems and Networks need to help us achieve a 15-minute community. We might need to hear from you on how existing area plans are doing to serve you and The City Plan's vision.

City Council will decide on what work still needs to happen and where. These decisions will be based on what's important to our city and what funds we have available. No matter what project or study is started after district plans are live, they are flexible enough to inform this future work.

Section 4 of a district plan is designed to help make sure we have flexible and up to date district plans. This setup is important so we can respond to future changes.

Right now, not all subareas in Figure 4.1 have extra policies in Table 4.1. Table 4.1 lists what we have right now like active area plans or policies kept from local plans that have served their purpose. These plans and policies reflect The City Plan's vision and they continue to help us make decisions.

When future planning work happens we can add it to Table 4.1 and assign it a subarea code from Figure 4.1. Or we can remove a plan or policy if it's no longer relevant. Storing all of our district-specific policies in one section of the district plans makes sure our tool is up to date and so our districts can adapt.

See **Conversation Starter #6: How will District Plans be Monitored and Updated?** To learn more on how District Plans will be evergreened over time.

Get Involved

Check out the other Conversation Starters to learn more about:

+   What is the District Planning Project?
+   How are the District General Policy and the District Plans being Drafted?
+   How will Edmontonians Provide Input?
+   How is the District General Policy and District Plans Intended to be Used?
+   How will the District General Policy and District Plans be Monitored and Updated?

Visit edmonton.ca/districtplanning to learn more or contact us at districtplanning@edmonton.ca or through 311.